

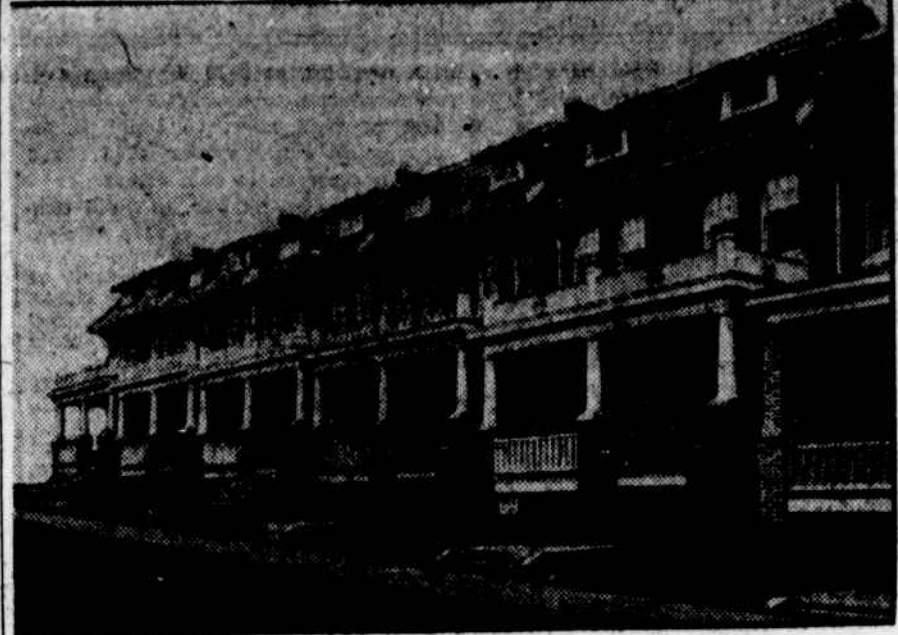
## BRICK HOUSES TO BE BUILT ON PETWORTH SITE

Walker Investment Company  
Plans Development on  
Webster Street.

A row of nine brick houses is to be erected by the Allan E. Walker Investment Company on the north side of Webster street, between Rock Creek Church road and Second street, Petworth, according to an announcement made by the company. The houses will face the group of arden apartments now being constructed on the south side of Webster street and will add greatly to the development in that district. Loans on the houses have been granted by the National Permanent Building Association, of which John H. Thrift is president.

To be built of tapestry brick, the houses will each contain six rooms and bath. Living rooms will be exceptionally large, with big open fireplaces. Floors throughout will be of hardwood. Large front porches, lower and upper rear porches are among the features. French doors will lead from dining room to porch, which is designed that it may be glassed in the upper one is intended for a sleeping porch. Bathrooms will be tiled with built-in tubs and shower-bath arrangements. Closest space is well provided for, and includes large linen closets. Side wall lighting will be employed.

## THRIFT COMPLETES FIVE KENYON STREET HOUSES



Five new houses just built by H. A. Thrift, at 1700 to 1708 Kenyon street northwest. They contain eight rooms, two baths, garage, are modern in every respect, and have large lots.

Each house will have a large concrete cellar, with stationary tubs and servants' toilet. Hot-water heat and electric lights will be installed.

The lots are large and extend to a wide alley, with room for garages.

These houses, designed by Robert F. Beresford and constructed by the company's own building organization, will be started at once and completed about March 1.

The houses will be sold for about

\$8,500, a figure considered low for substantially built dwellings with so many features usually associated with high-priced residences.

### PROCLAMATION OF PEACE WITH AUSTRIA IS SIGNED

President Harding has signed a proclamation of peace with Austria.

The proclamation has not been issued, but it follows the general lines of the German peace proclamation issued earlier in the week.

## MARIETTA PARK LOTS WILL BE AUCTIONED OFF

Joseph P. Day Declares Washington Never Had Better Opportunities.

Few cities in the country can boast so much home building activity as is now being enjoyed in Washington. A tour of the northwest section would be amply sufficient to silence any pessimist who had said or even thought that things were not moving. Wherever one looks there is seen the carpenter or plumber, mason, painter, and artisans of all classes and callings. Dwellings, both modest and pretentious, are springing up on all sides. These activities are a great tribute both to the industry of the residents here and to Washington as a home center.

Even greater impetus will be given to home building within a few days when Joseph P. Day will sell at auction two hundred building lots in Marietta Park. This splendid site for homes occupies about twenty acres. The lots average from 2,000 to 3,500 square feet. This property is especially desirable because of the fact that those lots north of Madison street are in the restricted district, and on them can be erected either frame or brick dwellings. Those lots lying south of Madison street are available for rows of houses, if the purchaser so desires to utilize them. Concord avenue runs through the property. This thoroughfare is already built to Third street. Another striking improvement which will greatly enhance the value of this property will be the opening of Fifth street from Longfellow street to Rittenhouse street. The boundaries of the properties can be described in a general way as from Shepherd road north to Feabody street, and lying between Fourth and Fifth streets.

Good Transit Service. The transit service makes it easy of access, and for the many who will go to inspect the property, a boardwalk has been laid from the Fourteenth street-Takoma Park line at the Ogletown stop leading to property. Another entrance is at Kennedy and Fifth streets.

Joseph P. Day, who will sell this property, has already this year disposed of \$12,000,000 worth of real estate at public auction. He has been retained by the Government to sell 2,200 houses at Camden and Bristol. These were built for the ship workers during the war.

Mr. Day is well known in Washington, where he recently conducted sales for the estate of O. G. Staples and for the Marshall Brown syndicate. He said he had never experienced in his career of twenty-five years of active real estate selling, a time when the market presented such intense activity along building lines.

Proof of Revival. Mr. Day points to the sale of the Marshall Brown Syndicate property on Georgia avenue, last spring, as positive proof that the auction method is the best plan for building up communities quickly. Although only six months have elapsed, this property, which in the spring was absolutely vacant, has been attracted with prospective home buyers.

The auction method, Mr. Day points out, also furnishes the best money-making possibilities for speculators, because communities are born in a day, and improvements make values increase.

The sale of the Marietta Park property will be held November 26, at 2:30 o'clock in the afternoon, at the Arcade, Fourteenth street and Park road.

### REALTY BOARD ASSISTS IN ZONING SCHEME

The Real Estate Board is making rapid progress in the formation of the new committee recently adopted by the Executive Committee, in line with the increased activities of the organization. President Harry K. Boss announced this week the appointment of the Zoning Committee as follows: Thomas Bones, chairman; A. Britton Browne, of Randall H. Hagner Co., and J. H. DeSibber, a prominent architect connected with local building enterprises.

This committee was suggested and has been organized primarily to assist the Zoning Commission in the preparation of data and information relative to local conditions and to advise and cooperate with that Commission in all matters pertaining to proposed changes in the Zoning Regulations. The Zoning Commission holds periodic public hearings to get the views of the public on different matters as are presented the Commission from time to time where proposed changes in the Zoning Regulations are requested. The special

## CONVENTION TO PRIZE FOR BEST REALTY AGENTS

D. C. Board Also Arranges to Hold Stated Meetings From Now On.

At the meeting of the Washington Real Estate Board held Thursday night, in the Lafayette Hotel, President Harry K. Boss announced that the Executive Committee had determined to hold regular stated meetings every month. This meeting, which was the first of the Board since the recent election of officers, had the largest attendance of members of any strictly business meeting heretofore held in the history of the organization.

The most prominent feature of the meeting was the report made by William E. Shannon, who recently returned from Des Moines where he attended a meeting of the Executive Committee of the National Association of Real Estate Boards. Mr. Shannon invited the National Executive Committee to hold its mid-winter meeting in Washington. The national executive committee representing the Washington Board, Mr. Shannon stated, had been invited to hold its mid-winter meeting in Washington. The committee is attended by approximately four hundred representatives of the national organization from all parts of the country. It was stated that there was some doubt as to holding a mid-winter meeting this year, but in the event that it was held it seemed very likely that the invitation of the Washington Board would be accepted.

### To Gather Statistics.

Among the many subjects discussed at this National meeting was the question of adopting a standard salesmanship book and the appropriation of a considerable sum for the purpose of gathering statistical information. It was definitely decided that the annual Convention, which is to be held in San Francisco, would be called about June 1.

Percy H. Russell, chairman of the Housing Committee, made the final report of the recent activities of his committee. He stated that the Board is having 300 listings for an aggregate of 3,000 rooms to take care of expected guests in connection with the Armistice Day ceremonies and the Arms Conference. He stated, however, that it developed that the local hotels were able to accommodate the visitors and that, with the exception of a very few cases, the Board received no requests for accommodations. The committee was thanked by President Boss for its excellent service and discharged from further duties. In this connection a letter from the War Department expressing its appreciation of the service which the Board had rendered was read.

Thomas E. Jarrell, chairman of the convention club committee made a strong appeal to the members to support the move to stimulate attendance at the annual Conventions. It was stated that material progress had been made in developing the new Club and in the immediate future an aggressive campaign would be made among all members. In connection with this movement a suggestion was made that the heads of offices offer as a prize to their salesmen a free trip to the Convention on condition that the salesman produce a given amount of business between now and the date of the Convention. This suggestion met with approval and immediately the following firms made announcements that their offices would give the prize trip: Hodges & Middleton, Middaugh, & Shannon, William S. Phillips, McKee & Goss and Boss & Phelps.

H. Clifford Range, chairman of the membership committee stated that his committee would be organized in the near future for the purpose of increasing the membership of the Board. It is planned that his committee, which will be a rather large one, will subdivide its work in different groups. One group to solicit members of the active class, being restricted to licensed real estate brokers only, and other groups to solicit in the various associated classes such as salesmen, architects, bankers, builders, etc.

William H. Saunders announced the recent death of Charles P. Stone, long a member of the organization, and upon motion the secretary was instructed to prepare suitable resolutions and forward them to the family.

The committee of the Real Estate Board will investigate these matters on its own initiative when any question of new policy is involved. By reason of their actual contact with real estate conditions, these men will be in a position to offer practical help in constructive suggestions to the Commission.

## COUNTRY AGAIN BUYING LUMBER; PRICES ADVANCE

Boom in Building Hailed by Vice President of Trade Paper.

The last thirty days have shown a gradual advance in wholesale lumber prices in the eastern territory, particularly in yellow pine, North Carolina pine and Douglas fir dressed stock, and it is virtually an assured fact that the market has reached a sound, healthy basis, according to A. R. Kreichbaum, vice president of "Lumber."

"The rise in the market has by no means been radical, but has been the natural result of a resumption of buying after an exceedingly long period of inactivity," Mr. Kreichbaum says.

"Records of the trend of the market in the East show that an advance of from \$1 to \$3 a thousand feet has taken place in the entire yellow pine list, and, except in heavy fir timbers and dimension stock, which have remained stationary, the same is true of the Douglas fir list. Popular items among the yard trade, such as flat grain yellow pine flooring, North Carolina pine flooring and roofers, have strengthened considerably since the first week of October. The strong demand for flooring also has forced red and white oak flooring up \$10 during the thirty-day period. Maple flooring has not shown an advance, but it is strengthened. Cypress shingles have increased \$5 in price, and red cedar shingles average about 50 cents higher than they were the first week in October.

"Stabilization of the market on building lumber has been brought about by the continued building activity which has been general throughout the East for the last three or four months, and as long as fair weather lasts this activity will undoubtedly continue. The building wave is still sweeping the South, Southwest and Pacific Coast regions, and much of the lumber produced in those sections is being consumed at home.

A decided improvement in the hard-wood situation also is noted, this being the result of the resumption of activity by the larger wood-consuming industries, such as furniture factories,

### HOMES of Complete Satisfaction Woodley Park

Opposite Wardman Park Inn  
5 brand-new homes (3 sold), 8 rooms, 2 baths, 2-car brick garage. Permanence of value and beauty of location insured. Open and lighted until 9 o'clock.

### On 28th Street

Just around the corner from the above homes are 6 brand-new beautiful homes of 7 rooms, 1 bath, 1-car brick garage that will suit the pocketbook of the man of moderate means, although the construction and finish are equal to that of any house in the city of Washington. One of these 9 sold. Eleven homes of similar design and construction built by us directly across the street sold 2 months before completion.

### W. C. & A. N. MILLER

Realtors and Builders  
911 Union Trust Bldg.  
Main 1790

John F. Donohoe & Sons, Inc.  
Real Estate and Insurance.  
Lincoln 84.  
314 Pennsylvania Ave. S. E.

## WALKER INV. CO. WILL BUILD ROW ON WEBSTER ST.

Structures in Petworth Will Be of Tapestry Brick and Entirely Modern.

A row of nine brick houses is to be erected by the Allan E. Walker Investment Company on the north side of Webster street between Rock Creek Church road and Second street, Petworth, according to an announcement made by this company today.

The newest operation of the company will feature the group of arden apartments now being constructed on the south side of Webster street and will add greatly to the development in that section.

Loans on the houses have been granted by the National Permanent Building Association, John Shrugue, president.

The houses are to be built of tapestry brick, and will contain six rooms and bath each, exceptionally large living rooms with big open fireplaces, and floors throughout will be of hardwood.

## \$10,000 IN LOTS SOLD IN WEEK AT LYON PARK

Ruby Lee Minar Reports Big Increase in Demand for Virginia Building Sites.

The sale of more than \$10,000 worth of lots in Lyon Park was reported this week, by Ruby Lee Minar, sales manager. Many persons took advantage of mild weather to pick out their locations in this new suburb.

Mrs. Minar said her experience in the past had been that with the first advent of cold weather there was a noticeable slump in the number of inquiries for suburban land. This year was a striking exception to the rule, as last Sunday more lots were sold than in any other single day in the history of the subdivision. Indications are that this week-end will be another record-breaker.

Lyon & Pritch, owners and developers of Lyon Park, have opened up a new tract containing 66 building sites. This land is at the highest point of the subdivision, being about 30 feet above the average level of Pennsylvania avenue. It lies splendidly and permits building operations with a minimum of grading. More than \$12,000 worth of these lots were sold before the official map of the property had been completed. Maps were prepared this week and the land will be placed actively on sale today and tomorrow. The new lots will be designated as Section VI and will adjoin Section IV of Lyon Park.

A meeting of the residents and owners in Lyon Park will be held shortly to complete the organization of a Citizens' Association. The new association will work in co-operation with the similar organizations in the county and will be represented on the Arlington County Chamber of Commerce.

## HOWENSTEIN HOMES 1314 F ST NW CHOOSE YOUR LOCATION

1215 to 1221 Kenyon St. N. W.  
13th and Spring Road N. W.  
8th and Quincy Sts. N. W.  
23 Bryant St. N. E.  
914 5th St. N. E.  
1352 to 56 K St. S. E.  
947-957 14th St. S. E.  
539-41-43 Kentucky Ave. S. E.

REMEMBER THESE FACTS:  
**6, 7 and 8 ROOM HOUSES**  
All Houses Open for Inspection  
All Houses Sold on Monthly Payments  
Force Your House to Pay for Itself—You Can Easily Rent Second Floor for Enough to Make Monthly Payments

## Have You Any Children? Why Not Provide For Their Future?

The founder of the great Astor fortune beheld stretches of vacant land in the then outlying districts of New York. He knew that people would some day need this land for homes. So he Bought—Bought—Bought. Today and for generations his heirs have been enjoying the colossal fortune which this vacant property yielded.

LOOK AROUND YOU IN WASHINGTON—Behold the wonderful strides building is making in the Northwest section. Everywhere homes are springing up.

HERE IS YOUR BIG OPPORTUNITY—200 Beautiful Building Lots Located at Marietta Park in this splendid Northwest section are to be sold at

## ABSOLUTE AUCTION SALE

Builders—Homeseekers—Speculators—Visit this property at once, select your lots and be prepared to buy at your own price.

The Time—Saturday, November 26, 1921, 2:30 P. M.  
The Place—Arcade, Fourteenth street and Park Road N. W.  
The Terms—15% at sale, 15% in 30 days, balance in 24 equal monthly payments.

Send for Birdseye View and Map and Be Convinced

How to reach property: Take Takoma car on 14th st. or Penna. ave. and get off at Kennedy and 5th st. One short block from Marietta Park.

Local Office,  
1406 G St.  
N. W.  
Telephone  
Main 4535

Joseph P. Day  
Auctioneer

## Ten Thousand Dollars Given Away



### YESTERDAY'S WINNERS

Name.	Number.	Amount.
Bertha Handy, 1326 B St. S. E.	AA-36492	\$10.00
Anne L. Graves, 638 L St. N. W.	CB-29678	5.00
H. C. Allen, 1138 8th St. N. W.	BF-56382	5.00
Mrs. H. H. Gibbs, Conduit Road	AP-3714	5.00
Mrs. Heron, 1314 Belmont St.	AP-73516	5.00
LeRoy Green, 1232 W St. S. E.	AO-83298	5.00
L. Hardesty, 1523 Caroline St. N. W.	BM-54689	5.00
J. H. Flythe, 1333 21st St. N. W.	Que-15758	5.00

How's your luck? This is the finest way in the world to test it, without costing you a penny. Corral all The Washington Times Free Gift Coupons you can and hold fast to them. Watch this paper for lucky numbers, and if yours is published, come and draw down the "jack." What could be sweeter? What could be simpler?

You do not have to exert the slightest energy or effort to get this long green. It isn't necessary that you be a subscriber or reader of The Washington Times, because copies of this paper containing the lucky numbers are in file in the business office, first floor, Munsey building, and at the Public Library.

Every man, woman, and child in Washington, rich and poor, great and lowly, old and young, irrespective of race or creed has an equal opportunity to profit from this gold scattering.

## Not a Contest—No Work to Do—Just Be Lucky

This Is the Plan of Distributing

THOUSANDS IN CASH

Every day a sum of money is given to the Free Gift Coupon Editor for distribution to those who hold Free Gift Coupons.

You have four chances to win. Even if you win today, you may win again. Watch your coupon. If your serial letter and number agree with the list drawn and published each day, come and get your money. There is nothing else to do.

NOTHING TO PAY—NO WORK TO DO

Not even necessary to buy a newspaper.

When You Win An Award

No more coupons will be distributed after today. The distribution of money will, however, continue. Hold the coupons you have secured in the past and watch for the lucky numbers in The Times daily and Sunday.

NO ONE BARRED

Except employees of The Washington Times and their relatives and employees of Free Gift Coupon Distributing Stations, all are eligible to win from winning in The Washington Times distribution of awards.

Come at once to the office of the Free Gift Coupon Editor, The Washington Times, Room 243 Munsey Building, present your winning Free Gift Coupon and collect your cash award. You must come within five days after publication of your winning number. After that period, awards not called for will be put back into the Free Distribution Fund and redistributed.

Remember—Your coupon bears a serial letter as well as a number. Watch the list of winning numbers closely. The serial letter must be on the coupon, as well as the number.

FOR SALE BY  
**Kennedy Brothers, Inc.**  
Owners and Builders,  
2400 16th Street N. W.

You should inspect this house whether interested as a purchaser or not. It will give you a new standard of comparison.

Eight rooms, 2 baths, garage, breakfast porch, sleeping porch, open fireplaces, etc. Corner, semi-detached and inside houses. Sample house open day and evening.

**NEW KENNEDY HOMES**  
NOW BEING COMPLETED AT  
**20th and PARK ROAD**

FOR SALE BY  
**Kennedy Brothers, Inc.**  
Owners and Builders,  
2400 16th Street N. W.

Delivered to the home, Daily and Sunday, 18c per week

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